

# JUNIOR TIDWELL MINOR SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER  
OF SECTION 3, TOWNSHIP 1 SOUTH,  
RANGE 4 WEST, UTAH SPECIAL MERIDIAN

## OWNER'S ACKNOWLEDGEMENT:

OWNERS OF RECORD:  
H. Junior Tidwell and Norita B. Tidwell  
HC 65 Box 61, Altonah, Utah 84002

## OWNER'S CERTIFICATION:

Know all men by these presence: that we, the undersigned owners of the land described and shown hereon, having authority, have caused the same to be surveyed and platted for a Minor Subdivision. In witness hereof we have here unto set our hands this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Owner's Signatures:

H. Junior Tidwell Norita B. Tidwell

## ACKNOWLEDGMENT

State of Utah )  
County of Duchesne ) SS

On the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me the signers of the above certification who duly acknowledged to me that they did execute the same.

My commission expires \_\_\_\_\_

Notary Public

## ORIGINAL LEGAL DESCRIPTIONS:

SERIAL NO. 0800  
The Northeast Quarter (Lots 1 and 2, and the S1/2NE1/4), Section 3, Township 1 South, Range 4 West, Uintah Special Meridian. (As recited in that certain Warranty Deed recorded on June 13, 1969, in Book A-9, Page 601, as Entry No. 149874 in the office of the Duchesne County Recorder.)

LESS SERIAL NO. 0800-0001:  
Section 3, Township 1 South, Range 4 West, Uintah Special Base and Meridian: Beginning at the Northwest corner of the Northwest quarter of the Northeast quarter (Lot 2); thence East 400 feet; thence South 554 feet; thence West 400 feet; thence North 554 feet to the point of beginning. (As recited in that certain Warranty Deed recorded on May 27, 2009, in Book A563, Page 565, as Entry No. 415533 in the office of the Duchesne County Recorder.)

## SUBDIVISION BOUNDARY DESCRIPTION:

TOWNSHIP 1 SOUTH, RANGE 4 WEST, UTAH SPECIAL MERIDIAN, SECTION 3: Beginning at the East quarter corner of said Section 3, and running thence West along the center quarter Section line 2640 feet, more or less, to the center quarter Section corner, thence North 1320 feet, more or less, to the Southwest corner of government Lot 2, thence North 00°30'00" East 908.39 feet along the West line of said Lot 2 to a point that is 554.00 feet South from the Northwest corner of said Lot 2, thence North 89°49'35" East (East by record) 400.00 feet, thence North 00°30'00" East (North by record) 554.00 feet to the North line of said Section 3, thence North 89°49'35" East 1473.82 feet along the North line of said Section 3 to the South corners common to Sections 34 and 35 of Township 1 North, thence continuing North 89°49'13" East 759.10 feet along the North line of said Section 3 to the Northeast corner of said Section, thence South 00°19'22" West 1425.82 feet along the East line of said Section 3 to the North sixteenth corner common to Sections 2 and 3, thence continuing South 00°19'38" West 1369.85 feet along the East line of said Section 3 to the Point of Beginning. Contains 162 acres, more or less.

## SURVEYOR'S NARRATIVE:

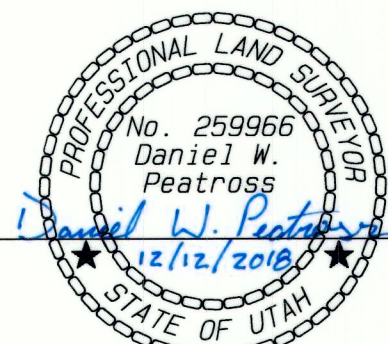
We were contacted by Lee Goodrich to perform this survey in behalf of his son, Rylee Goodrich. The purpose of this survey was to divide out a one acre parcel from the property owned by Junior and Norita Tidwell. After some consideration, it was determined to place the parcel so that one acre was situated in the field, and also to include any area remaining northward up to the Township line.

I have found no apparent conflicts in the record that needed to be resolved. The Lee Goodrich parcel to the West of Lot 1 of this minor subdivision is a senior right, and is bounded on its West side by the line between government Lots 2 and 3. The location of that government Lot line is, in my opinion evidenced by the old wire fence line presently existing there. The Township line to the North was determined along the latitudinal arch by methods given in the BLM Manual of Instructions, and was proportioned between monuments found in place as set by the BLM in 1997.

GPS equipment was used to perform this survey using WGS84 as the reference frame; the local base station being situated North 89°58'29" West 761.44 feet from the South corners common to Sections 34 and 35 of Township 1 North, Range 4 West, Uintah Special Meridian. A physical Basis of Bearings can be assumed along the South line of the Southwest quarter of Section 34, Township 1 North, Range 4 West, Uintah Special Meridian, that bearing being North 89°49'50" East.

## SURVEYOR'S CERTIFICATE:

I, Daniel W. Peatross, do hereby certify that I am a Licensed Professional Land Surveyor, and that I hold license No. 259966, as prescribed by the laws of the State of Utah; I further certify that I have made a survey of the tract of land as shown on this plat, and that the same is correct and true to the best of my knowledge and belief.



## CIVCO Engineering, Inc.

Civil Engineering Consultants  
1256 West 400 South, Suite 1 P.O. Box 1758, Vernal, Utah 84078  
(435) 789-5448 civco@metar2.net

DATE RESEARCHED: OCTOBER 29, 2018	RESEARCHED BY: D. PEATROSS	PROJECT NO.: 18002
DATE SURVEYED: NOVEMBER 2-9, 2018	SURVEYED BY: D. PEATROSS	SHEET: 1 OF 1
DATE DRAFTED: NOV. 2 - DEC. 10, 2018	DRAFTED BY: D. PEATROSS	DATE PLOTTED: DECEMBER 12, 2018

County Surveyor's File # 3971